065.0	0004	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	797,300 / 797,300
					USE VALUE:	797,300 / 797,300
					ASSESSED:	797,300 / 797,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		KIMBALL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUBIN ANN D
Owner 2:	
Owner 3:	
Street 1:	19 KIMBALL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,864 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 2335 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9864.000	291,200	5,000	501,100	797,300
Total Card	0.226	291,200	5,000	501,100	797,300
Total Parcel	0.226	291,200	5,000	501,100	797,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.46 | /Parcel: 341.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 41788
GIS Ref:
GIS Ref:
Insp Date: 11/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	291,100	5000	9,864.	501,100	797,200	797,200	Year End Roll	12/18/2019
2019	101	FV	225,600	5100	9,864.	465,300	696,000	696,000	Year End Roll	1/3/2019
2018	101	FV	225,600	5100	9,864.	465,300	696,000	696,000	Year End Roll	12/20/2017
2017	101	FV	225,600	5100	9,864.	408,100	638,800	638,800	Year End Roll	1/3/2017
2016	101	FV	225,600	5100	9,864.	372,300	603,000	603,000	Year End	1/4/2016
2015	101	FV	210,100	5100	9,864.	329,300	544,500	544,500	Year End Roll	12/11/2014
2014	101	FV	210,100	5100	9,864.	311,400	526,600	526,600	Year End Roll	12/16/2013
2013	101	FV	210,100	5100	9,864.	296,400	511,600	511,600		12/13/2012

!5615!

PRINT

Date	Time
12/10/20	20:28:41

LAST REV

Date	Time
10/10/19	13:23:04
apro	
5615	

USER DEFINED

Prior Id # 1:	41788
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOCKTERMAN DAVI	22479-336		10/8/1992		239,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/2/2014	1636	Re-Roof	8,500					Strip 3 layers and
9/29/2014	1273	Addition	113,888		9/29/2014			new addition ar re
9/30/2002	812	Porch	30,000	O		G4	GR FY04	EP TO OP & EP-NEW

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	Inspected	CC	Chris C
11/8/2018	MEAS&NOTICE	CC	Chris C
1/14/2009	Meas/Inspect	294	PATRIOT
2/23/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
10/12/1999	Measured	256	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9864		Sq. Ft.	Site		0	70.	0.73	12									501,143						501,100	

Total AC/HA: 0.22645 | Total SF/SM: 9864 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 501,143 | Spl Credit | Total: 501,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	ROSE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	4 - Radiant H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27799034
Const Adj.:	1.01484895
Adj $ / SQ:	162.121
Other Features:	110000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	452246
Depreciation:	161000
Depreciated Total:	291247

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

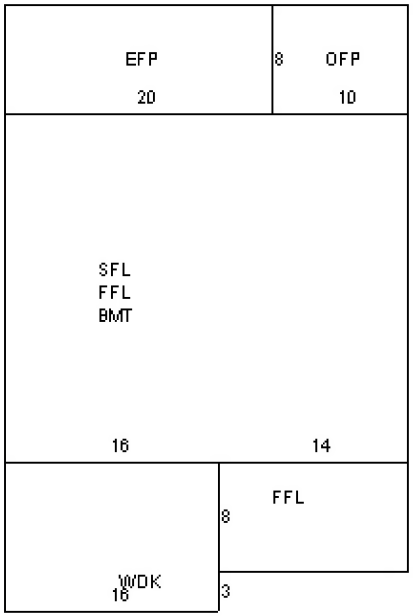
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	162.12
Special Features:	0	Val/Su Net:	101.53
Final Total:	291200	Val/Su SzAd	174.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	892	162.120	144,612
BMT	Basement	780	75.510	58,896
SFL	Second Floor	780	162.120	126,454
WDK	Deck	176	11.860	2,087
EFP	Enclos Porch	160	44.900	7,184
OFP	Open Porch	80	37.680	3,014

Net Sketched Area:	2,868			Total:	342,247
Size Ad	1672	Gross Are	2868	FinArea	2335

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1925	26.57	T	40	101			3,400			3,400
22	Wood Deck	D	Y	1	12X17	A	AV	1985	10.90	T	27.2	101			1,600			1,600

More:	N	Total Yard Items:	5,000	Total Special Featues:		Total:	5,000